



Southwinds Commercial

Baytown Retail and Office

for Lease, Sale, Build to Suit

Highway 146 & Kilgore Parkway, Baytown 29.801501, -94.903649 (Lat Long)



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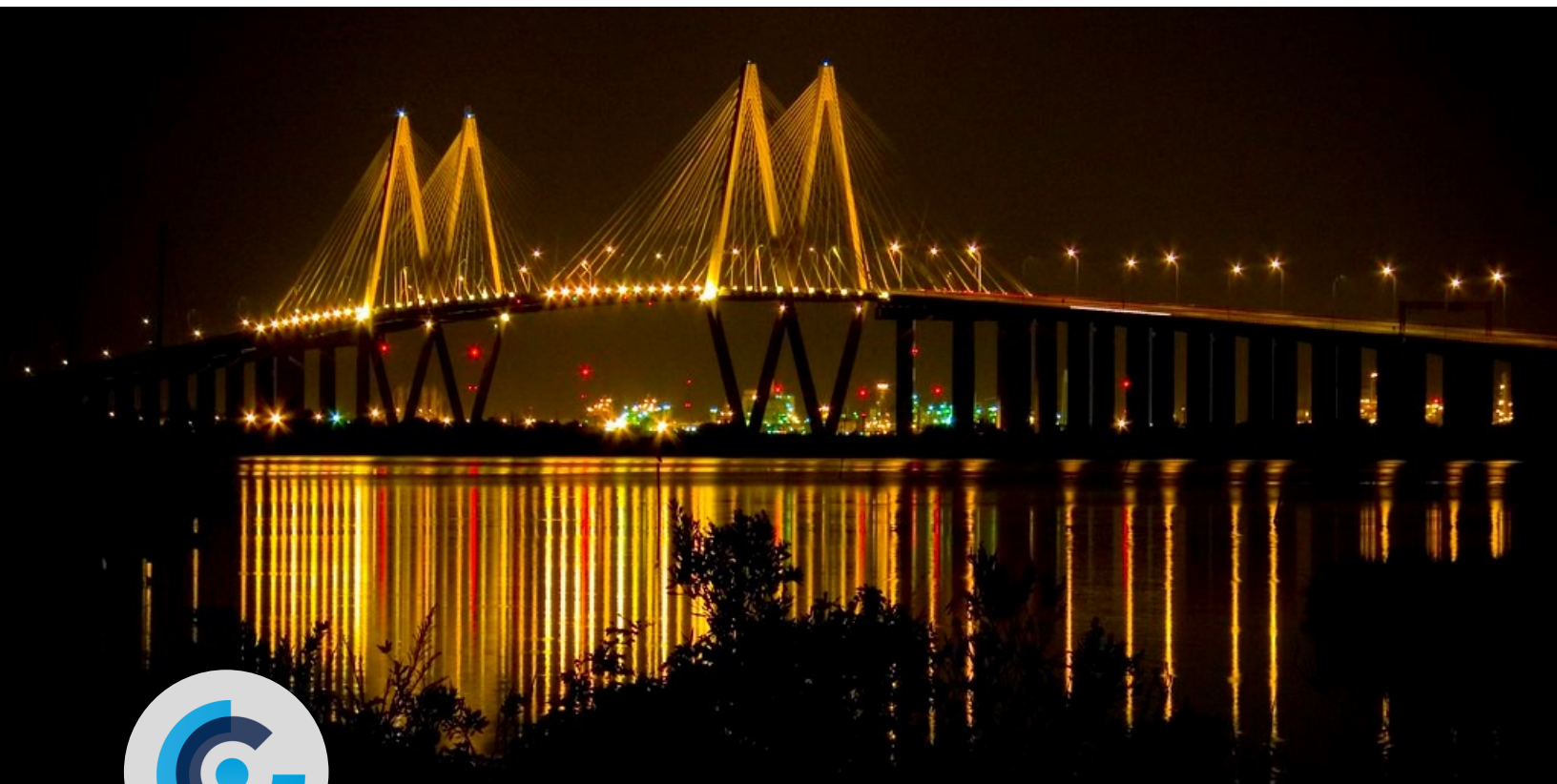
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Demographics	1-Mile	3-Miles	5-Miles
Total 2019 Population	6,350	14,961	54,937
Average Household Income	\$87,129	\$106,019	\$89,874
Population Growth 2010-2019	21.67%	18.70%	21.98%
Total Households	2,002	4,955	18,312

SOURCE: Neustar 2019

- Located along a new major divided and lighted parkway connecting Hwy 146 Hwy 99 (Grand Parkway)
- 40+ acre architecturally-unified commercial development
- New single-family and multi-family developments are under construction on adjacent Kilgore Parkway property.
- Located in Baytown, Texas, where growth is fueled by expanding Houston MSA suburbs and a thriving petrochemical industry.
- Retail and office leasing opportunities available pre-construction.
- Pads and build-to-suit available.
- Anchor signage on Highway 146, with additional signage opportunities along Kilgore Parkway.



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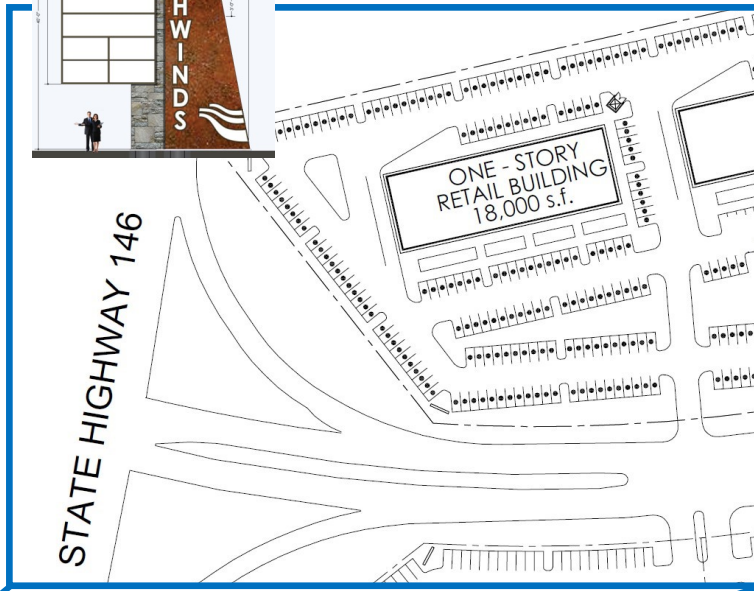
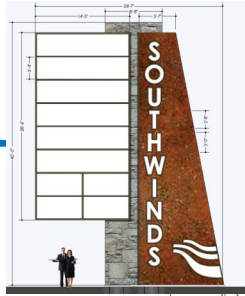
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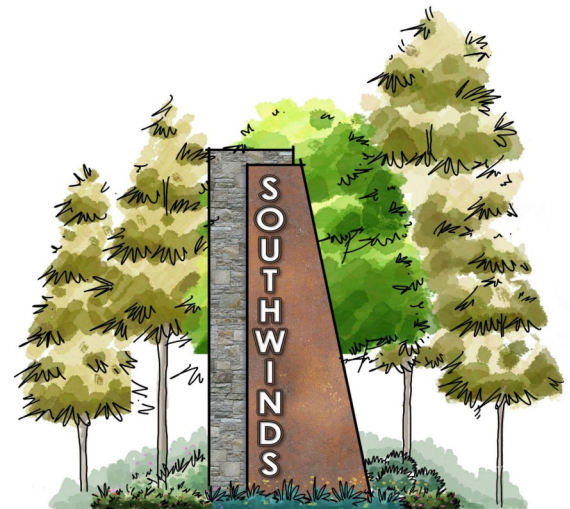
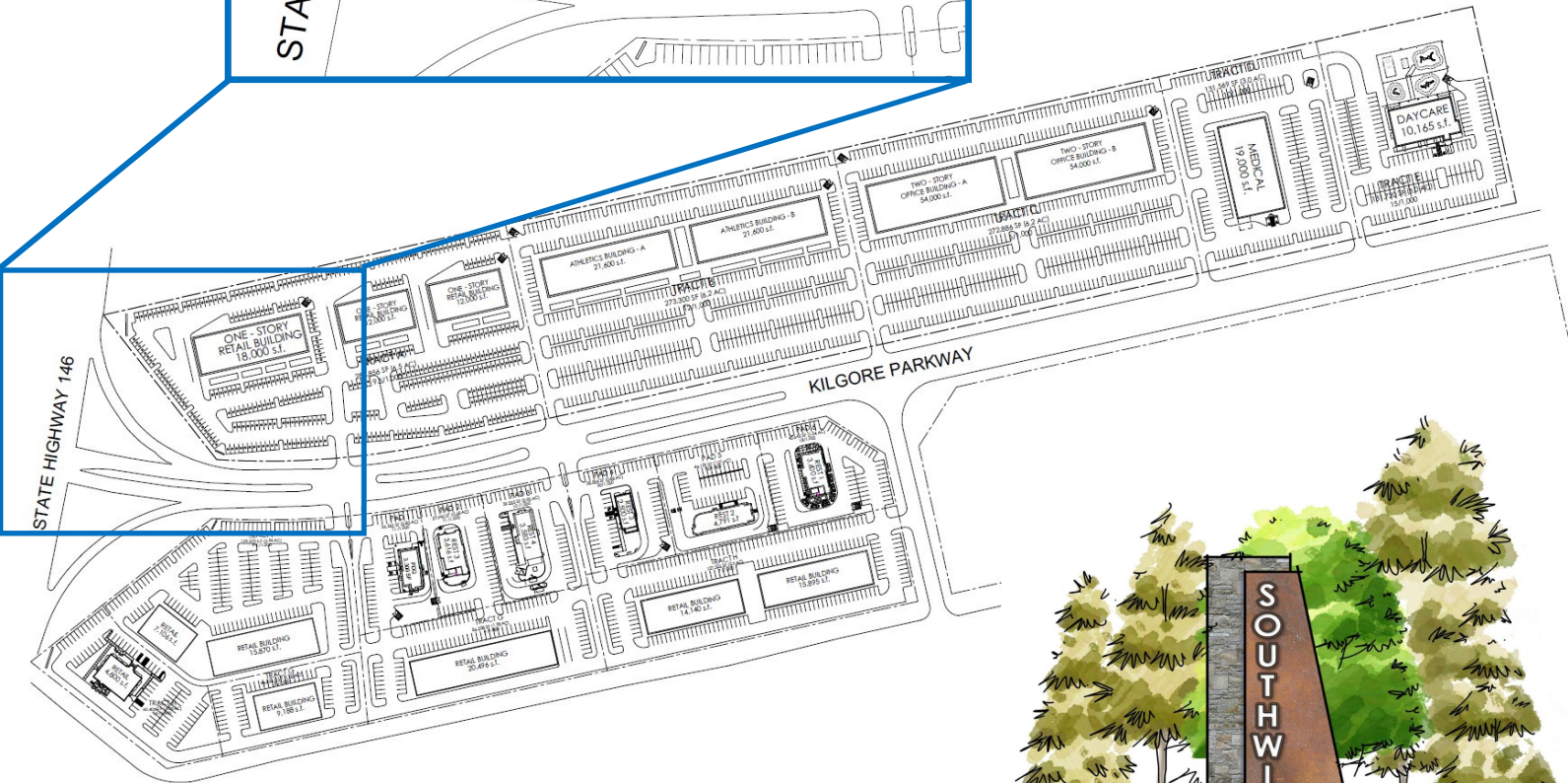
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- Pre-leasing corner retail
- Large Hwy 146 signage
- High exposure with strong access
- Drive-thru available
- Pad sites available



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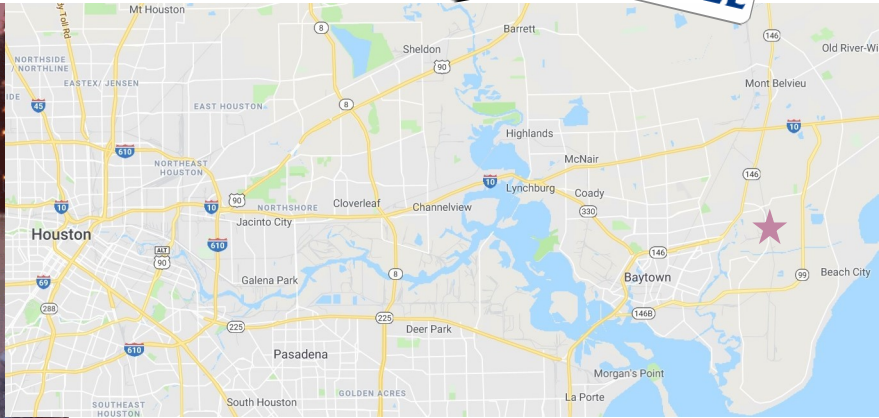
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Market Profile

Part of the Houston MSA, Baytown, Texas sits on the northern shore of Galveston Bay between the San Jacinto and Trinity Rivers. The Baytown region includes Chambers County and part of Harris County, home to the city of Houston. The bright lights of Houston are an easy, thirty-minute drive away and a major influence on life in this community. World-class corporations, cultural attractions, an endless menu of great restaurants and major league sports teams are always nearby.

Area property taxes remain low and the financial base is rock-solid, thanks to the welcome, longtime presence of global giants like ExxonMobil, Enterprise Products, and Covestro (formerly Bayer). With corporate leaders like that calling this home, the community is energized with opportunities. Right now, as expanding Houston suburbs bolster residential growth, and prosperous industry attracts massive investment, there is an astounding \$18 billion in expansion projects underway in the region.



Exxon to invest \$2B into Baytown petrochemical expansion
May 2, 2019
Exxon Mobil will pour \$2 billion into expanding its Baytown chemical complex, creating 2,000 construction jobs and further cementing the region's role as a petrochemical hub....

Report: 1.4M jobs related to moving cargo at the Port of Houston
April 24, 2019
The Port of Houston accounted for 10 percent of jobs supported by U.S. ports in 2018, according to an economic impact study released this week. The report, prepared by Martin...

LyondellBasell progresses on \$2.4 billion petrochemical expansion
April 17, 2019
At LyondellBasell's Bayport plant, dozens of construction workers in neon vests are dwarfed by bulldozers moving mounds of dirt. A crane rises several stories into gray blue sky. Steam plumes...



\$106,000 Average HH Income from booming local economy.
2019 Nielsen (3-mile radius)



29,000+ cars per day at Kilgore Pkwy & Hwy 146 intersection.
2019, Kalibrate TrafficMetrix



Over 21% Population Growth since 2010.
2019 Nielsen (1-mile and 5-mile radius)



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